



REQUEST FOR COUNCIL ACTION

MEETING DATE: May 2, 2022
PREPARED BY: Peter Vickerman, Planning Manager
AGENDA ITEM: Fidely Addition preliminary and final plat

PREVIOUS ACTIONS:

At their meeting of Monday, April 25, 2022, the Planning Commission recommend the City Council direct the City Attorney to draft a resolution approving the Fidely Addition preliminary and final plat subject to:

1. Park dedication for the creation of Lot 1 will be deferred until Lot 1 is further subdivided. At the time of subdivision, park dedication, at the then current rate, shall be due on all lots created.
2. If a new home is constructed on Lot 1, Block Fidely Addition or if the lot is further subdivided, a drainage and utility easement over Eagle Lake up to the Ordinary High-Water Level of 874.2 ft will be required.

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

Requested Action: Preliminary and final plat approval
Zoning: R-2, Single-Family Residential District

Adjacent Land Use and Zoning:

North: R-2, Single-Family Residential District
East: R-2, Single-Family Residential District
South: Eagle Lake Marsh
West: Eagle Lake Marsh

Applicant:	City of Maple Grove
Application received:	March 28, 2022
60 day review deadline:	May 27, 2022
Address:	6930 Trenton Lane North

RECOMMENDED COUNCIL ACTION:

Motion to adopt Resolution No. 22-087 approving the Fidely Addition preliminary and final plat subject to:

1. Park dedication for the creation of Lot 1 will be deferred until Lot 1 is further subdivided. At the time of subdivision, park dedication, at the then current rate, shall be due on all lots created.
2. If a new home is constructed on Lot 1, Block Fidely Addition or if the lot is further subdivided, a drainage and utility easement over Eagle Lake up to the Ordinary High-Water Level of 874.2 ft will be required.

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COMMENTS:

- City staff have been working with the property owner at 6930 Trenton Lane in an effort to shorten Trenton Lane and reconfigure the surrounding properties.
- Trenton Lane previously continued and connected with 69th Avenue to the west.
- Sometime between 1989 and 2000, this road was disconnected and two cul-de-sacs with a park trail between them were constructed.
- The Trenton Lane portion was a gravel road and cul-de-sac and continued well past 6930 Trenton Lane, the last house on the road.
- The owner of 6930 Trenton Lane also owns property on the west side of Trenton Lane that is primarily wetland.
- This plat will reconfigure Trenton Lane by adding a cul-de-sac closer to the existing house at 6930 Trenton Lane, vacating the portion of Trenton Lane south and west of this new cul-de-sac, and create one new larger lot and one outlot.
- An easement for a sanitary sewer line that is generally in the old Trenton Lane right-of-way will be retained.
- The outlot, primarily wetland, will be retained by the city and provide for a new park trail to connect with this existing trail to 69th Avenue.
- The new larger lot will be retained by the current owner of 6930 Trenton Lane and has the potential to be subdivided into two lakeshore properties.
- The existing home on the lot is a legal non-conformity as it does not meet the 75-foot lakeshore setback.

- Any new lots created and/or homes built would need to meet all the shoreland district requirements including lot size and setbacks. Preliminary analysis shows that this will be possible.
 - We note that any future subdivision of the property will require further information on the ordinary high-water level of Eagle Lake and a drainage and utility easement over the lake.
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ATTACHMENTS:

Attachment A: Resolution No. 22-087

Attachment B: Location map

Attachment C: Maps